



City of Carmel

Carmel Board of Zoning Appeals

Special Meeting

Thursday, January 9, 2020

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
 1. Adopt 2020 BZA Calendar
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
 1. Request to suspend BZA Rules of Procedure for North End Variances regarding legal ad (site location)
- H. Public Hearings

~~TABLED TO JAN. 27 REGULAR MTG. - (SUA) Islamic Life Center Amendment.~~

~~The applicant seeks the following special use amendment approval for a place of worship on 14.78 acres, to mostly shift the west parking to the north side of the building:~~

- ~~1. **Docket No. 19090001 SUA — UDO Section 2.03: — Permitted Uses, Special Use required for Church/Temple/Place of Worship.** The site is located at 14120 and 14138 Shelborne Rd. and is zoned S1/Residence. Filed by Paul Reis & Kevin Buehheit of Krieg DeVault LLP on behalf of Al Salam Foundation, Inc.~~

(UV, V) Willow Haven Senior Home.

The applicant seeks the following use variance and development standards variance approvals for a 12-bed memory care assisted living home:

2. **Docket No. 19090019 UV UDO Section 2.03: Permitted Uses, Memory Care use proposed.**
 3. **Docket No. 19090020 V UDO Section 5.19: Min. 30' wide side bufferyards required, 10' and 20' requested.**
 4. **Docket No. 19090021 V UDO Section 2.04: Min. 200' lot width required, 155' proposed.**
 5. **Docket No. 19090022 V UDO Section 2.04: Max. 35% lot cover allowed, 43% proposed.**
- The 1.3-acre site is located at 13145 West Rd. It is zoned S1/Residence. Filed by Matthew Griffith of Griffith Xidias Law Group, on behalf of Willow Haven Senior Homes, LLC.

~~WITHDRAWN - (V) Penske Honda Sales Building Signage.~~

~~The applicant seeks the following development standards variance approval:~~

6. ~~Docket No. 19100011V~~ ~~UDO Section 5.39~~ ~~4 signs permitted, 2 additional signs proposed.~~ The site is located at 4140 E. 96th St. It is zoned B3/Business. Filed by Matt Hoener of TDG Architects, on behalf of Dan Young Motors, LLC, dba Penske Honda.

(UV, V) North End Variances (aka Smokey Row Rd and Monon).

The applicant seeks the following use variance and development standards variance approvals associated with a new mixed-use development which will include apartments, townhomes, condominiums, single-family homes, retail/office, and an urban farm:

7. **Docket No. 19100014 UV UDO Section 2.17: Permitted Uses, Single family detached uses requested.**
8. **Docket No. 19100015 UV UDO Section 2.17: Permitted Uses, Farm use/ Roadside Sales use requested.**
9. **Docket No. 19100016 UV UDO Section 2.17: Permitted Uses, Restaurant requested.**
10. **Docket No. 19100017 UV UDO Section 2.17: Permitted Uses, Private Recreational Facility requested.**
11. **Docket No. 19100018V UDO Section 5.71.B: Floor & Square Feet Limitations, Office/Retail/Services uses requested on 3rd floor, not just on 1st and 2nd, for Phase 1A.**
12. **Docket No. 19100019 V UDO Section 2.18: Front Setbacks, Buildings. 10-20' max. allowed, 50' requested.**
13. **Docket No. 19100020 V UDO Section 2.18: Front Setbacks, Parking Areas. 50' min. allowed, 0' requested.**
14. **Docket No. 19100022 V UDO Section 2.18: Rear Setbacks, Single Family Dwellings. 20' max. allowed, 25' requested.** The 27.84- acre site is located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street, near 416 W. Smokey Row Rd. It is zoned UR/Urban Residential. Filed by Rebecca McGuckin of Old Town Companies, LLC.

TABLED TO JAN. 27 BZA HEARING OFFICER MTG. - (V) Caliber Collision Signage.

The applicant seeks the following development standards variance approval:

15. ~~Docket No. 19100021 V UDO Section 5.39 1 sign allowed, 2 requested.~~ The site is located at 503 W. Carmel Dr. (former Abra Auto Body & Glass and Hubler Express Collision site). It is zoned I1/Industrial. Filed by Linda Thompson of Cree Industrial Arts.

- I. New Business
- J. Old Business
- K. Adjournment